CITY OF OAKLAND
GENERAL PLAN
AND ZONING MAP

NOTE: The Land Use Diagram is a general illustration of the written goals and policies of the Oakland General Plan Land Use Element. A General Plan Determination for a specific site shall be based upon an analysis of the General Plan text and policies and an evaluation of the surrounding land uses.

This map does not contain all parcel specific zoning information. Verify all zoning information with the City of Oakland Planning and Zoning Division before making any final determinations.

Community and Economic Development Agency
Planning and Zoning Division
January 1, 2005

Source: City of Oakland, Land Use and Transportation Element, Planning Code, Geographic Layers, Zoning Layer

Created in ArcGIS 8.1 using ArcMap By D. Goon & Interns

Updated in ArcGIS 9 using ArcMap by N. Valera

RESIDENTIAL ZONING

- R-1 One Acre Estate
- R-10 Estate
- R-20 Low Density
- R-30 One-Family
- R-35 Special One-Family
- R-36 Small Lot
- R-40 Garden Apartment
- R-50 Medium Density
- R-60 Medium High Density
- R-70 High Density
- R-80 High-Rise Apartment
- R-90 Downtown Apartment

OPEN SPACE ZONING

- OS (AF) Athletic Field
- OS (CP) Community Park
- OS (LP) Linear Park
- OS (AMP) Active Mini-Park
- OS (NP) Neighborhood Park
- OS (PMP) Passive Mini-Park
- OS (RCA) Resource Conservation Area
- OS (RSP) Region-Serving Park
- OS (SU) Special Use

COMMERCIAL ZONING

- C-5 Neighborhood Servicing
- C-10 Local Retail
- C-20 Shopping Center
- C-25 Office Commercial
- C-27 Village Commercial
- C-28 Commercial Shopping District
- C-30 District Shopping
- C-31 Special Retail
- C-35 District Shopping
- C-36 Boulevard Service
- C-40 Community Thoroughfare
- C-45 Community Shopping
- C-51 Central Business
- C-52 Old Oakland
- C-55 Central Core
- C-60 City Service

INDUSTRIAL ZONING

- M-10 Special
- M-20 Light
- M-30 General
- M-40 Heavy

SPECIAL ZONING

- S-1 Medical Center
- S-2 Civic Center
- S-3 Research Center
- S-4 Design Review
- S-6 Mobile Home Park
- S-7 Preservation
- S-8 Urban Street
- S-9 Retail Frontage
- S-10 Scenic Route
- S-11 Site Development Review
- S-12 Residential Parking
- S-13 Mixed Use Development
- S-14 Firestorm Recovery Area
- S-15 Transit Oriented Development
- S-16 Industrial Residential Transition
- S-17 Downtown Residential Usable Open Space
- S-18 Mediated Residential Design
- S-19 Broadway Auto Row

General Plan Land Use Designation

- Hillside Residential
- Detached Unit Residential
- Mixed Housing Type Residential
- Urban Residential
- Neighborhood Center Mixed Use
- Community Commercial
- Housing and Business Mix
- Central Business District
- Regional Commercial
- Business Mix
- Gen Industrial/Transportation
- Institutional
- Resource Conservation Area
- Urban Open Space
- Estuary Plan Area

Zoning

- Zoning

ESTUARY POLICY PLAN AREA

****All Policies of the Estuary Policy Plan Apply To This Area**

Estuary Land Use Legend

- General Commercial 1
- General Commercial 2
- Heavy Industry
- Light Industry 1
- Light Industry 2
- Light Industry 3
- Mixed Use District
- Off-Price Retail District
- Parks
- Planned Waterfront Development 1
- Planned Waterfront Development 2
- Planned Waterfront Development 3 Produce Market
- Residential Mixed Use
- Retail Dining Entertainment 1
- Retail Dining Entertainment 2
- Waterfront Commercial Recreation 1
- Waterfront Commercial Recreation 2
- Waterfront Mixed Use
- Waterfront Warehouse District